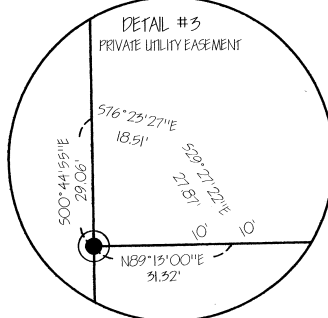
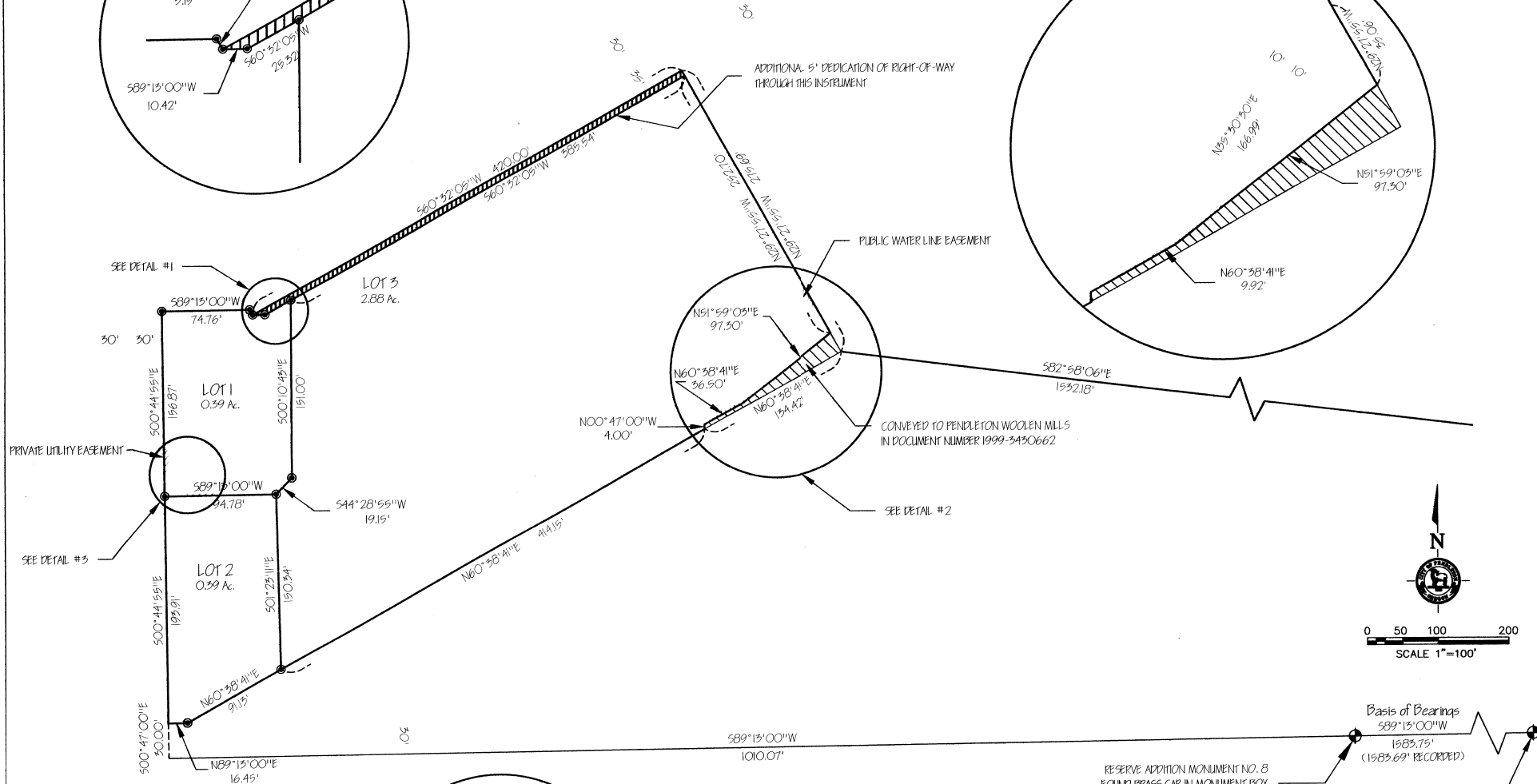
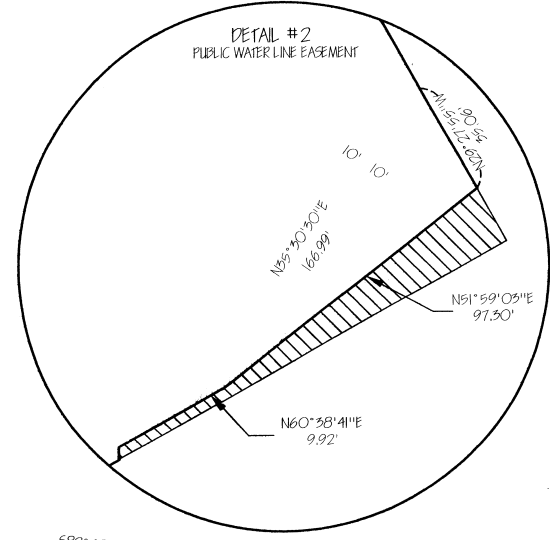
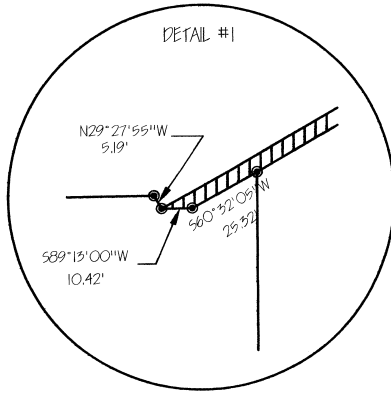


CITY MAINTENANCE YARD REPLAT
 500 SW DORRION AVE, PENDLETON, OREGON 97801
 A REPLAT OF PROPERTY INCLUDING BLOCKS 19, 20, AND 21 OF BYERS PARK ADDITION, AND A PORTION OF PROPERTY PREVIOUSLY OWNED BY THE STATE OF OREGON DESCRIBED IN BOOK 263, PAGE 571, AND BOOK 264, PAGE 446. LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 2, T2N., R32E., W.M., UMATILLA COUNTY, OREGON.
 MAY, 2007

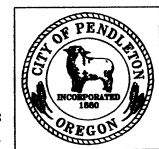


LEGEND
 ● - MONUMENT FOUND AS NOTED
 ○ - SET 5/8" BY 30" IRON REBAR WITH 1/2" YELLOW PLASTIC CAP MARKED "PLS 2824 COP" UNLESS OTHERWISE NOTED

I CERTIFY THIS IS AN EXACT COPY OF "CITY MAINTENANCE YARD REPLAT" SHEET 1.
 TIMOTHY M. SIMONS, PE, PLS

STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON June 11, 2007
 at 10:00 o'clock Am., in the record of PLATS of said County.
 BOOK PAGE Slide
 15 28
OFFICE OF COUNTY RECORDS
 By: JEAN HEMPHILL...Records Officer
 Fees \$ 50.00 No. 2007-5200748

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JUNE 30, 1997
 TIMOTHY M. SIMONS
 2824
 RENEWAL DATE: 06/30/08
 DATE SIGNED: 05/30/07



RECEIVED BY Umatilla County Surveyor Date: 6-07 Made by: KK No. 02-177-B	DATE: 05/10/07 DN BY: wcs CK BY: TMS DWG No: PAGE: 1/2
CITY OF PENDLETON ENGINEERING DEPARTMENT	
CITY MAINTENANCE YARD REPLAT	

CITY MAINTENANCE YARD REPLAT
 500 SW DORION AVE., PENDLETON, OREGON 97801
 A REPLAT OF PROPERTY INCLUDING BLOCKS 19, 20, AND 21 OF BYERS PARK ADDITION, AND A PORTION OF PROPERTY
 PREVIOUSLY OWNED BY THE STATE OF OREGON DESCRIBED IN BOOK 263, PAGE 371, AND BOOK 264, PAGE 446.
 LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 2,
 T2N., R32E., W.M., UMATILLA COUNTY, OREGON.
 MAY, 2007

APPROVALS

CITY OF PENDLETON PLANNING COMMISSION

THIS MINOR PARTITION PLAT IS APPROVED THIS 1 DAY OF June, 2007.

Just R. Cull
 PLANNING COMMISSION CHAIRPERSON

Bob Hulse
 PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR

THIS MINOR PARTITION PLAT IS APPROVED THIS 8 DAY OF June, 2007.

David H. Hulse
 COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

TAXES ARE CURRENT

James D. Roberts *William S. Howell* *William Lawrence Stevens*
 CHAIRMAN COMMISSIONER COMMISSIONER

UMATILLA COUNTY TAX COLLECTOR AND ASSESSOR

TAXES ARE CURRENT June 6th, 2007

*Bettina Knight by
Dana McCall deputy*
 COUNTY TAX COLLECTOR

*Paul Chalmers by
Shirley Weisman*
 COUNTY ASSESSOR

Assessment Mgr.

SURVEYORS CERTIFICATE & NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN LOTS 1, 2, AND 3 OF THIS REPLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON ORDINANCE. THE BOUNDARIES FOR LOTS 1 AND 2 WERE SURVEYED AND MONUMENTED AS PART OF THIS REPLAT.

THE SURVEY WAS MADE AT THE REQUEST OF THE CITY MANAGER FOR THE CITY OF PENDLETON TO REPLAT TWO LOTS IN TO 3 DIFFERENT LOTS. ALSO, AN ADDITIONAL 5 FOOT RIGHT-OF-WAY DEDICATION WAS MADE ON THE SOUTH SIDE OF SE BYERS AVENUE TO ACCOMMODATE AN EXISTING SIDEWALK.

THIS SURVEY WAS MADE BY OPEN FIELD TRAVERSE WITH RADIAL TIES WITH A LEICA TCM 1100 TOTAL STATION. ANGLES WERE DOUBLED WHEN TYPING CONTROL POINTS AND MONUMENTS AND SETTING THE NEW BOUNDARY MONUMENTS. BASIS OF BEARINGS, AS WELL AS ALL OTHER RECORDED BEARINGS AND DISTANCES ARE FROM SURVEY 87-5-C.

REAL PROPERTY DESCRIPTION OF REPLATED LANDS

BLOCKS 19, 20, AND 21 OF BYERS PARK ADDITION, AS WELL AS THE PROPERTY PREVIOUSLY OWNED BY THE STATE OF OREGON AS DESCRIBED IN BOOK 263 PAGE 371, AND BOOK 264, PAGE 446, UMATILLA COUNTY RECORD OF DEEDS. THE PROPERTY IS LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

OWNERS DECLARATION AND RIGHT OF WAY DEDICATION

THE CITY OF PENDLETON, A OREGON MUNICIPAL CORPORATION, DOES HEREBY ACKNOWLEDGE IT HAS CAUSED THIS REPLAT TO BE PREPARED FOR THIS LAND IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND PENDLETON CITY ORDINANCE. THE CITY OF PENDLETON HEREBY DESIGNATES FOR THE USE AND BENEFIT OF THE PUBLIC A 5 FOOT STRIP ALONG THE SOUTHERLY RIGHT-OF-WAY OF SE BYERS AVENUE.

PRIVATE UTILITY EASEMENT

A NEW PRIVATE UTILITY EASEMENT 20 FEET IN WIDTH, 10 FEET EACH SIDE OF THE SHOWN CENTERLINE THROUGH LOT 1 FOR THE BENEFIT OF LOT 2. THE DEDICATED EASEMENT IS PERPETUAL AND NON-EXCLUSIVE. THE EASEMENT IS FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR, AND SERVICE OF UTILITY LINES. BURIED UTILITY LINES SHALL BE CONSTRUCTED AND MAINTAINED AS TO DO THE LEAST DAMAGE TO THE PREMISES, CONSISTENT WITH THE PROPER USE, OPERATION AND MAINTENANCE OF SAID UTILITY LINES AS DETERMINED BY GRANTEE. THE GRANTEE, IT'S SUCCESSORS AND ASSIGNEES, SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES IN THE FUTURE FOR THE PURPOSE OF INSPECTION, CONSTRUCTION, RECONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND SERVICE OF SAID UTILITY LINES. IF THE SURFACE OF THE GROUND IS DISTURBED, THEN IT SHALL BE RESTORED AS NEARLY AS PRACTICABLE TO IT'S ORIGINAL CONDITION. THE GRANITOR AGREES TO KEEP THE EASEMENT FREE FROM ANY AND ALL TREES AND STRUCTURES.

PUBLIC WATER LINE EASEMENT

THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION HEREBY RETAINS A PUBLIC WATER LINE EASEMENT ACROSS LOT 3. THE EASEMENT IS PERPETUAL AND NON-EXCLUSIVE. THE EASEMENT IS FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR AND SERVICE OF WATER LINES. WATER LINES SHALL BE CONSTRUCTED AND MAINTAINED AS TO DO THE LEAST DAMAGE TO THE PREMISES, CONSISTENT WITH THE PROPER USE, OPERATION AND MAINTENANCE OF SAID WATER LINES AS DETERMINED BY GRANTEE. THE GRANTEE, IT'S SUCCESSORS AND ASSIGNEES, SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES IN THE FUTURE FOR THE PURPOSE OF INSPECTION, CONSTRUCTION, RECONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND SERVICE OF SAID WATER LINES. IF THE SURFACE OF THE GROUND IS DISTURBED, THEN IT SHALL BE RESTORED AS NEARLY AS PRACTICABLE TO IT'S ORIGINAL CONDITION. THE GRANITOR AGREES TO KEEP THE EASEMENT FREE FROM ANY AND ALL TREES AND STRUCTURES.

CITY OF PENDLETON

Phillip W. Houck
 MAYOR - PHILLIP HOUCK

Judi A. Paske
 CITY RECORDER - JUDI PASKE

ON THIS 1st DAY OF June, 2007, PERSONALLY APPEARED THE ABOVE NAMED MAYOR AND CITY RECORDER OF THE CITY OF PENDLETON, AND EACH BEING FULLY SWORN, DID SAY THAT THEY ARE THE MAYOR AND CITY RECORDER OF THE CITY OF PENDLETON, A MUNICIPAL CORPORATION IN THE STATE OF OREGON, AND THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF IT'S COUNCIL.

NOTARY PUBLIC FOR OREGON *Jouisa M. Allman*

MY COMMISSION EXPIRES March 6, 2011

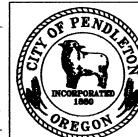


RECEIVED BY
 Umatilla County Surveyor
 Date 6-07
 See # RR
07-177-6

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JUNE 30, 1997
 TIMOTHY M. SIMONS
 2824

RENEWAL DATE: 06/30/08
 DATE SIGNED: 05/30/07



CITY OF PENDLETON
 ENGINEERING DEPARTMENT

CITY MAINTENANCE
 YARD REPLAT

DATE: 05/10/07
 DN BY: MCG CK BY: TMS
 DWG No:
 PAGE: 2/2

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded

ON June 11, 2007
 at 10:00 o'clock Am., in the record of
 PLATS of said County.
 BOOK 15 PAGE 28 Slide

OFFICE OF COUNTY RECORDS

By: Jean Hemphill...Records Officer

Fees \$ 50.00 No. 2007-5200748

I CERTIFY THIS IS AN EXACT COPY OF "CITY MAINTENANCE YARD REPLAT" SHEET 2.

Timothy M. Simons
 TIMOTHY M. SIMONS, PE, PLS

Timothy M. Simons
 TIMOTHY M. SIMONS, PE, PLS